

2026 ANNUAL MEETING MINUTES

Desert Peaks HOA

April 28, 2026, 4:00PM – 640 Belford Ave, Grand Junction CO 81501 (Bray Education Center)

The meeting was called to order by Mark Shoberg from HOAServices at 4:00PM

In Attendance		Management
Ron Sechrist	1 Proxy	Mark Shoberg with
Thom Seagren	Received	HOAServices
		Cayce Haren with
		HOAServices

With one proxy received and owners from two units present, quorum was achieved.

Introduction

Mark Shoberg introduced himself as the HOAServices Manager.

Cayce Haren introduced herself as the HOAServices Assistant Manager

Approval of 2025 Minutes

First motion: Thom Seagren

Second motion: John Geer via proxy

None opposed.

2025 minutes were approved.

Old and New Business

Parking-lot depressions/potholes

- Issue: Depressed area near main parking entry (in front of Unit A) have been discussed in prior years.
- History: potholes previously addressed by master HOA ~5 years ago; recent localized pothole works elsewhere cost ~ \$1,800.
- Board discussion: Agreed repair is needed; recommended full cut-and-replace repair vs temporary surface patch (temporary patch likely lasts 1–2 years).
 - Decision: Obtain two (2) bids for a proper repair (cut out, repack, regrade, resurface). Leave parking-lot line item of \$5,000 in budget to fund repair. Special assessment remains a possibility depending on final cost.

Easement / alley road into site

- Issue: Entrance easement (shared alley) is deteriorating.
- Action: board to research property records / county assessor to determine whether repair responsibility lies with Foresight Park Master HOA or city. If Foresight Park Master, Ron (as their president) will address at upcoming master HOA meeting; if city, management to submit a fix-it ticket.

Trees / landscaping

- Observations: Trees on north side are in poor condition; drought concerns discussed (regional irrigation reductions possible).
- Decision: No aggressive replacement this year due to drought; maintain reserve line for removals/repairs. Continue monitoring; board may authorize removals if needed.

Window cleaning (prior HOA service)

- History: HOA-paid window cleaning historically; varied frequency and cost; actual 2025 higher than budgeted.
- Decision: Remove window cleaning from common-area services; make windows owner/unit responsibility going forward.
 - Motion made by Ron Sechrist
 - Second by Thom Seagren
 - Approved (majority including proxy).
 - Contract termination: Management to cancel current window-cleaning contract with 30 days' notice (per vendor terms) and notify all owners of the change.

Insurance procurement

- Issue: Recent insurance billing and price increases; prior broker changed/sold and billing errors occurred.
- Decision: Management shop insurance and obtain quotes to reduce premiums. Expect proposals within ~1 month.

Discussion: 2026 Budget Review

Mark S Opened the discussion on the proposed 2026 budget.

Current balance (at time of meeting): \$2,490.74

- Prior reference balance (when budget prepared): \$1,609.
- Operating approach: HOA historically runs tightly and uses special assessments as needed; recent special assessment brought accounts current.

Proposed budget changes approved at meeting:

- Remove HOA-funded window-cleaning janitorial line (budgeted \$5,000).
 - Add parking-lot repair line for \$5,000 (to address depressed area). Net operating expense effectively stays the same for FY but reallocates \$5,000.
- Management fee increase noted/accepted (management fee increasing from ~\$1,800 to \$3,000 as carried-forward arrangement; board acknowledged and accepted).
- Landscape / irrigation lines:

- Landscaping contract line remains (\$3,671) with grounds repair/maintenance line budgeted at \$2,000 (up from actual \$1,000 in prior year) to cover non-contract repairs such as irrigation fixes/trip hazard remediation.
- Trees and shrubs budget remains (recommendation to leave \$600 line for removals though likely underutilized).

Special assessment: The board discussed that if parking-lot bids exceed available funds, a special assessment would be considered; distribution of any special assessment for parking-lot repairs will follow the HOA governing documents (board noted parking-lot repair historically treated as four equal parts for parking lot items; confirmed parking lot cost allocation is 4 equal parts for this HOA).

Mark S asked for a motion to approve the 2024 Proposed budget.

- First motion: Ron Sechrist
- Second motion: Thom Seagren
 - None opposed, Budget passed.

Elections

Ron Sechrist motioned to re-nominate current board members for another term: Thom Seagren seconded the motion. Approved (majority including proxy). All current board members were reappointed to serve another 1-year term.

Adjournment

With no further business to discuss, Mark S asked for a motion to adjourn the meeting at 4:34pm

None opposed.

The meeting was adjourned at 4:34pm.

Signature

Date